

GSA  
file

## ROUTING AND RECORD SHEET

SUBJECT: (Optional)

Nomination of Special Achievement Award for Arthur J. Carlucci

FROM:

Chief, New Building Project Office  
3E40 Hqs

EXTENSION

NO.

DATE

12 FEB 1985

TO: (Officer designation, room number, and building)

DATE

RECEIVED

FORWARDED

OFFICER'S INITIALS

COMMENTS (Number each comment to show from whom to whom. Draw a line across column after each comment.)

1. Walter Huber, Director  
Design & Construction Div.  
National Capital Region

2/14

2/14

WHA

1. Concur

2. C/P&TS/OL  
2G103. D/OL  
2C02

12 February 1985

MEMORANDUM FOR: Director of Logistics

VIA: Director of Design & Construction Division  
General Services Administration

FROM:   
Chief, New Building Project Office

SUBJECT: Nomination of Special Achievement Award for  
Arthur J. Carlucci

1. In recognition of his sustained outstanding performance in support of the Central Intelligence Agency's New Headquarters Building, the New Building Project Office nominates Arthur J. Carlucci, General Services Administration (GSA) Project Executive, for the Agency's Special Achievement Award.

2. This subject has been discussed with the Director of Design and Construction Division, National Capital Region, GSA, and he concurs with Mr. Carlucci's nomination.

3. The attachment summarizes Mr. Carlucci's accomplishments in support of the Agency's mission.

Attachment

CONCUR:

  
Director of Design & Construction Division  
General Services Administration

2/14/85  
Date

OL/NBPO  (12 Feb 85)

Distribution:

OL 2018-85

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CLASSIFY AS APPROPRIATE

RECOMMENDATION FOR SPECIAL ACHIEVEMENT  
OR EXCEPTIONAL ACCOMPLISHMENT AWARD

REVIEW HR 20-38, "SUGGESTION, INVENTION, SPECIAL ACHIEVEMENT, AND EXCEPTIONAL ACCOMPLISHMENT AWARDS," AND THE GUIDANCE FOR PREPARATION ATTACHED TO THIS FORM.

NUMBER (Do not write in this space)

STAT

DATE OF SUBMISSION

NAME OF PERSON RECOMMENDED (last, first, middle initial)

SOCIAL SECURITY NUMBER

31 January 1985

Arthur J. Carlucci

STAT

POSITION TITLE

CAREER SERVICE

OFFICE/DIVISION/BRANCH

EXTENSION

Project Executive

General Services  
Administration

821-2490

TYPE OF AWARD

RECOMMENDED AMOUNT

BASED ON

INCLUSIVE DATES FOR WHICH RECOMMENDED

X

SPECIAL  
ACHIEVEMENT

\$3,000.

TANGIBLE SAVINGS \$

Aug '82 - Jan '85

EXCEPTIONAL  
ACCOMPLISHMENT

X

INTANGIBLE  
BENEFITS

DEGREE High

EXTENT General

SUPPORTING DOCUMENTATION FOR RECOMMENDED AWARD

## NOMINATION FOR SPECIAL ACHIEVEMENT

Since August 1982, Arthur J. Carlucci, a career employee of the General Services Administration (GSA), has served as that Agency's Project Executive for the design and construction of the new CIA Headquarters building in Langley, Virginia. This project, which will be completed in August 1987, consists of a two year design effort and a three year construction program. The Memorandum of Agreement between the Agency and GSA stipulates that the Agency would have the lead role during the design phase with technical assistance for GSA and that GSA would administer the construction contract with limited professional support from the Agency.

During the design phase Mr. Carlucci represented the GSA at all project meetings and organized their technical review teams at critical stages in the design. Thru his professional expertise Mr. Carlucci was able to carefully balance the Agency's unique operational requirements with GSA's standard requirements for typical office buildings. This required him to acquire an in-depth understanding of the Agency's need for highly reliable building support systems and to defend these requirements when they exceeded the the standard norm of GSA policy. In performing this critical interface between General Services Administration, the Central Intelligence Agency and the architect-engineer contractor, Mr. Carlucci had over 20 TDY's in an 18 month period each lasting three to four days. The result of Mr. Carlucci's support was the start of construction in May 1984, three months ahead of schedule.

(continued)

☐ ADDITIONAL SHEET(S) ATTACHED

STAT

TITLE AND SIGNATURE

C/NBPO/OL

TITLE AND SIGNATURE

Director of Logistics

CONCURRENCE OF DEPUTY DIRECTOR

CONCURRENCE

DATE

1-1-85

CHIEF HEAD

DATE

DATE

The New Headquarters Building project is a 162 M construction effort which includes a 1.1 million square foot office/computer facility, a multilevel 2500 car parking deck, and complete renovations to the existing powerhouse. This must all be accomplished without disruption to the essential utility support systems servicing the existing headquarters building. Since time is money to the construction contractors, they do not always share our degree of concern for essential services. There have been waterlines broken, power cables cut, alarm systems disconnected and a host of other problems too numerous to mention. To Mr. Carlucci's credit, in spite of horrendous problems created by the various contractors and the absence of up to date "as built" drawings, critical utility support has been maintained for the Headquarters compound.

The management of a construction project this size, one of the largest in the world, is in itself a herculean task. However, because construction funding was split between FY-84 and FY-85, the project was divided into three major construction contracts with three different contractors. Negotiations with the Small Business Administration will result in two additional contracts with two more different contractors. This in effect quadrupled the administrative efforts of monthly payments, weekly progress meetings, daily inspections, and other contractual actions. To keep up with the extremely heavy work load and maintain oversight of the contractor, it has been necessary for Mr. Carlucci to work ten to twelve hours a day, Monday thru Friday and most Saturdays. He has also spent numerous evening hours overseeing emergency repairs on site and the cutover of critical utility services that are best accomplished during less-critical duty hours for Agency operations.

Mr. Carlucci is also responsive to Agency needs that occur in conjunction with but beyond the requirements of the construction contract. For example, his efforts to provide additional temporary parking, temporary lighting, extending the availability of redundant critical utilities to the existing building, and additional security requirements have been responsive and timely. In this regard he has also served as impartial and fair judge of the contract requirements insuring that the Agency needs are properly and promptly satisfied and that the contractor is fairly compensated for work that is beyond his contractual obligations. On the surface this may appear to "go with the job," but in fact requires the wisdom of Solomon and the patience of Job. In summary, without his hands on the controls of the vital interface between contractors and government agencies, the construction effort could well have been a disaster for the Agency.

In recognition of his extraordinary dedication to helping the Agency achieve a twenty-year goal of personnel consolidation with a New Headquarters Building, it is recommended that Arthur J. Carlucci be nominated for a Special Achievement Award in the amount of \$3,000.

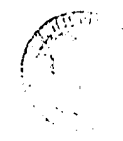
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Central Intelligence Agency



Washington, D.C. 20505

85-0134

10 JAN 1985

Mr. William F. Madison  
Regional Administrator  
General Services Administration  
National Capital Region  
Washington, D.C. 20407

Dear Mr. Madison:

In November 1981, representatives of the General Services Administration (GSA) and the Central Intelligence Agency (CIA) prepared and submitted a Master Development Plan to the National Capital Planning Commission (NCPC). This plan was an update of a Master Plan prepared for and reviewed by the NCPC in 1972. The 1981 plan is to be carried out in two phases. Phase I provides for the expansion of the present Headquarters Building complex through construction of approximately 1.14 million gross square feet of new office space. Phase II, to be built on the Scattergood Thorne tract adjacent to the Langley compound, will provide a records center, secure conference facility, and a field for telecommunications equipment.

The 1981 Master Development Plan was approved by the NCPC, funds were appropriated for Phase I by Congress, and construction on the Headquarters expansion began in May of 1984. The project is scheduled for completion in 1987 with occupancy to begin in that same year.

A recent review of future CIA requirements has been completed and reaffirmed the operational need for the Scattergood Thorne tract. Therefore, CIA wishes to record our requirement once again with GSA and request that priority assignment of the property be made to CIA when it becomes available.

Sincerely,

/s/ Daniel C. King

Daniel C. King  
Director of Logistics

STAT

OL/NBPO,  (7 Jan 85)

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OL 2003-85